030.0	0002	0019.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,100 / 807,100
					USE VALUE:	807,100 / 807,100
					ASSESSED:	807,100 / 807,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		BATES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IPPOLITO LOUIS S/ANGELINA
Owner 2:	
Owner 3:	
Street 1:	73 BATES ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,004 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Aluminum Exterior and 1986 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6004.000	349,600	1,400	456,100	807,100
Total Card	0.138	349,600	1,400	456,100	807,100
Total Parcel	0.138	349,600	1,400	456,100	807,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.31 | /Parcel: 406.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	20747
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!2498!

PREVIOUS ASSESSMENT

Parcel ID: 030.0-0002-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	349,700	1400	6,004.	456,100	807,200	807,200	Year End Roll	12/18/2019
2019	101	FV	277,500	1500	6,004.	484,600	763,600	763,600	Year End Roll	1/3/2019
2018	101	FV	295,200	1500	6,004.	353,500	650,200	650,200	Year End Roll	12/20/2017
2017	101	FV	277,500	0	6,004.	307,900	585,400	585,400	Year End Roll	1/3/2017
2016	101	FV	277,500	0	6,004.	262,300	539,800	539,800	Year End	1/4/2016
2015	101	FV	290,300	0	6,004.	256,600	546,900	546,900	Year End Roll	12/11/2014
2014	101	FV	290,300	0	6,004.	210,900	501,200	501,200	Year End Roll	12/16/2013
2013	101	FV	290,300	0	6,004.	200,700	491,000	491,000		12/13/2012

PRINT

Date	Time
12/10/20	17:54:00

LAST REV

Date	Time
02/08/18	16:38:25
mmcmakin	
2498	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURPHY BEATRICE	1262-45		12/27/2002		403,000	No	No		
	1034-59		8/1/1987		10	No	No		A

USER DEFINED

Prior Id # 1:	20747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/13/2008	237	Re-Roof	3,300			G9	GR FY09	
5/23/2003	460	Addition	100,000	C		G6	GR FY06	27X16 W/NEW BTH, K

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS INT REF	HS	Hanne S
1/23/2009	Meas/Inspect	294	PATRIOT
6/22/2005	Permit Visit	BR	B Rossignol
2/18/2005	Entry Denied	BR	B Rossignol
2/18/2000	Meas/Inspect	263	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6004		Sq. Ft.	Site		0	80.	0.95	1			Ledge	-5					456,090						456,100	

Total AC/HA:	0.13783	Total SF/SM:	6004	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	456,090	Spl Credit		Total:	456,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.24389136
Const Adj.:	0.99088103
Adj $ / SQ:	154.069
Other Features:	92697
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474989
Depreciation:	125397
Depreciated Total:	349592

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1			HB	1		

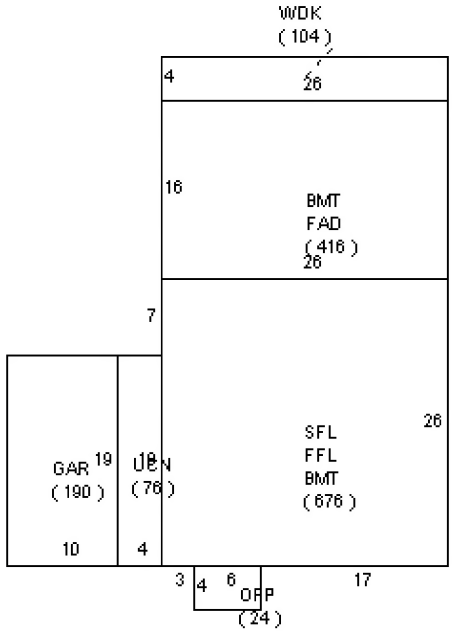
REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.48
Special Features:	0	Val/Su Net:	107.44
Final Total:	349600	Val/Su SzAd	197.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,092	52.230	57,034
FFL	First Floor	676	154.070	104,150
SFL	Second Floor	676	154.070	104,150
FAD	Addition	416	154.070	64,093
GAR	Garage	190	27.900	5,301
WDK	Deck	104	15.470	1,609
UCN	Canopy	76	22.720	1,727
OFP	Open Porch	24	43.600	1,046
	Net Sketched Area:	3,254	Total:	339,110
Size Ad	1768	Gross Are	3254	FinArea 1986

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 030.0-0002-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1980	0.00	T	31.2	101						
19	Patio	D	Y	1	16x32	A	AV	2010	2.98	T	7.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	Total: 1,400